

APPROVED 2-20-14
TOWN OF NORTH HAVEN, CONNECTICUT
MINUTES OF THE
ZONING BOARD OF APPEALS

A meeting of the Zoning Board of Appeals was held on Thursday, December 19, 2013 at the North Haven Memorial Library, 17 Elm Street, in the Community Room at 7:30 PM.

MEMBERS PRESENT:

Robert F. Hannon, Chairman
Caren M. Genovese, Vice Chairman
Donald F. Clark, Secretary
Joseph P. Villano
Joel I. Rudikoff
William D. O'Hare, Alternate
Jacob M. Piekarski, Alternate
Michelle L. Bonora, Alternate

MEMBERS ABSENT: None

TOWN PERSONNEL:

Alan A. Fredricksen, Land Use Administrator
Michael J. Freda, First Selectman
Arthur Hausman, Zoning Enforcement Officer

OTHERS PRESENT:

Mary Lee Rydzewski, Public Stenographer
Sandi Lion, Clerk

AGENDA:

Mr. Hannon, Chairman, opened the meeting at 7:29 PM and introduced the members of the Board, the Town staff, the stenographer and clerk. Then, Mr. Freda, First Selectman, asked for a nomination for the office of Chairman of the Zoning Board of Appeals. Ms. Bonora nominated Mr. Hannon; Mrs. Genovese seconded the nomination. There were no further nominations; all were in favor. For the office of Vice Chairman, Mr. Villano nominated Mrs. Genovese; Mr. Hannon seconded the nomination. There were no further nominations; all were in favor. Then, Mr. Piekarski nominated Mr. Clark for the office of Secretary; Mr. Rudikoff seconded the motion. There were no further nominations; all were in favor. Mr. Freda then congratulated all of the elected members and thanked them for their commitment to the Board.

Then, Mr. Hannon continued with the regular meeting. He explained that under the Connecticut State Statutes for an appeal request to be approved, the applicant needs a minimum of four (4) Board members to concur.

PUBLIC HEARINGS:

Mr. Clark read the call for the first Public Hearing

1. #13-20 Application of James Bennitt, Applicant and Owner, relative to 35 Monroe Street, (Map 74, Lot 11) per Section 8.6.2.1 requesting a fence height variance of 3' to permit a 6' high fence in a front yard where 3' is permitted. R-20 Zoning District.

Mr. James Bennitt, applicant and owner, presented the application to allow a 6' high fence in a front yard where only 3' is permitted. He stated that the fence has been there since 1987 and has been replaced twice with the same footprint as the original fence. He stated that he would like to see this fence regulation revised. He also stated that there is no opposition from neighbors. The Board asked questions and Mr. Bennitt responded.

Mr. Hannon asked for public comment. There being no public comment, the Public Hearing was closed.

Mr. Clark read the call or the second Public Hearing.

2. #13-21 Application of Mike Patenaude- Poyant Signs, Applicant, Brixmor GA North Haven Crossing, LLC, Owner, relative to 410 Universal Drive, (Map 21, Lot 1) per Section 8.8.7.2 (3) requesting a sign area variance of 127 square feet to permit a sign area of 167 square feet where a maximum of 40 square feet is permitted. IL-80 Zoning District.

Mr. Mike Patenaude of Poyant Signs, New Bedford, MA, applicant, and Ms. Stephanie Dunbar, Property Manager, presented the application to permit a sign area of 167 square feet where a maximum of 40 square feet is permitted to improve curb appeal and visibility. The Board asked questions and Mr. Patenaude responded.

The Board asked for public comment. There being no public comment, the Public Hearing was closed.

DELIBERATION SESSION:

PUBLIC HEARING:

1. #13-20 Application of James Bennitt, Applicant and Owner, relative to 35 Monroe Street.

Mrs. Genovese moved to approve the application for the purpose of discussion; Mr. Clark seconded the motion. The Board voted as follows:

Hannon – aye Clark – aye Genovese – aye Villano – aye Rudikoff – aye

The application was approved.

In approving the application, the Board stated the following:

1. The hardship is that the property has two front yards.
 2. The fence has been in place since 1987.
 3. The neighbors were not in opposition.
2. #13-21 Application of Mike Patenaude-Poyant Signs, Applicant, Brixmor GA
North Haven Crossing, LLC, Owner, relative to 410 Universal Drive.

Mr. Villano moved to approve the application for the purpose of discussion; Mr. Clark seconded the motion. The Board voted as follows:

Hannon – aye Clark – aye Genovese – aye Villano – aye Rudikoff – aye

The application was approved.

In approving the application, the Board stated the following:

1. The request is reasonable for future economic development.
2. The Board prefers one sign rather than two signs.
3. The sign is consistent with others in the surrounding area.

OTHER: None

CORRESPONDENCE: Cease & Desist Orders – (9 total)

Mr. Arthur Hausman, Zoning Enforcement Officer, outlined current zoning violations with the Board.

MINUTES:

November 21, 2013

Mr. Villano moved to approve the minutes of the November 21, 2013 meeting; Mr. Pierkarski seconded the motion; the Board members voted as follows:

Hannon – aye Villano – aye Rudikoff – aye O'Hare – aye Pierkarski – aye

ADJOURN:

There being no further business, Mrs. Genovese moved to adjourn; Mr. Clark seconded the motion; the Board unanimously approved the motion. The meeting was adjourned at 8:21 PM.